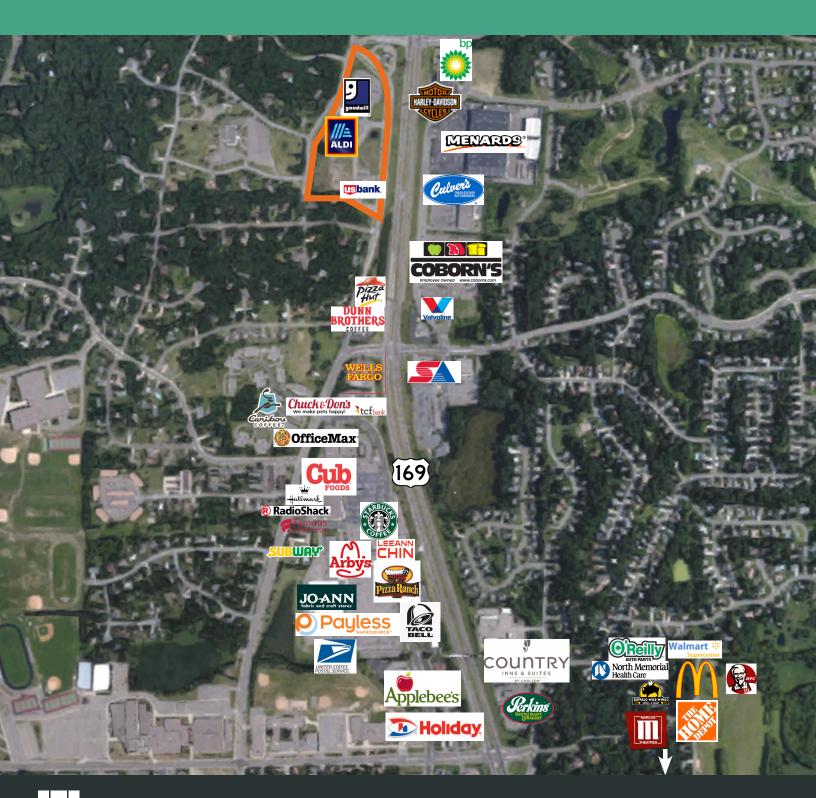
Office - Medical - Residential - Retail - Hotel A World of Possibility in Elk River!

Hwy. 169 and 197th Ave, Elk River, MN



Brent Jacobson Ben Krsnak 612.355.2609 612.355.2608 HEMPEL leasing@hempelcompanies.com leasing@hempelcompanies.com

Elk Ridge

0.75 Acres to 6 Acres Available



Available

Co-Tenancy

Pad sites up to 6 acres and divisible to 0.75 acres

US Bank, Goodwill, Aldi, Perale Vision, and New Horizon Child Care

Area Tenants

Prospective Uses

Walmart, Home Depot, Office Max, Coborns, Cub Foods, and Menards

Office, Medical, Residential, Retail, Hotel

Traffic Counts				
Highway 169			42,900 VPD	
197th Avenue			4,850 VPD	
Demographics				
	Population	Growth %		HH Income
1 Mile	10,135	18.1		\$99,208
3 Mile	22,408	24.1		\$76,438
5 Mile	29,084	29.0		\$79,437



Brent Jacobson Ben Krsnak 612.355.2609 612.355.2608 leasing@hempelcompanies.com leasing@hempelcompanies.com



Elk Ridge

0.75 Acres to 6 Acres Available



Brent Jacobson Ben Krsnak 612.355.2609 612.355.2608 HEMPEL leasing@hempelcompanies.com leasing@hempelcompanies.com